1. OPEN MEETING

2. ROLL CALL

3. MINUTES
   A. 4-26-2021, ZBA Regular Meeting Minutes

4. AGENDA REVIEW AND APPROVAL

5. ZBA BUSINESS

   A. AB-2021-01, Anton Rozhanskiy, 1500 W. Silverbell, 09-27-301-018 & 09-27-301-019 (parcel directly east of 09-27-301-018) - postponed from 3/22/2021 ZBA meeting
      Petitioner withdrew request on 4/22/2021

   B. AB-2021-13, Stephanie Swearingen, 1125 Elkhorn Lake Road, 09-10-329-006
      The petitioner is requesting 1 variance from Zoning Ordinance #78
      Article VI, Section 6.04, Zoned R-3
      1. A 5-ft. side yard setback variance from the required 10-ft. to build a home addition above an existing attached garage 5-ft from the property line (south).

   C. AB-2021-14, Aaron Clark, Parcel on the Northwest Corner of Dollar Bay Drive & Shady Oaks Street, 09-10-204-016
      The petitioner is seeking 1 variance from Zoning Ordinance #78, Zoned R-3
      Article VI, Section 6.04, Zoned R-3 & Article XXVII, Section 27.02 (A)(3)
      1. A 17.1-ft. front yard setback variance from the required 30-ft. to build a house with an attached garage 12.9-ft. from the property line along Shady Oaks (east).

   D. AB-2021-15, MacLeish Building Inc., Vacant Property North of unit 32 Burniah Ln., sidewell numbers 09-04-402-033 & 034
      The petitioner is seeking 4 variances from Zoning Ordinance #78
      1. A 9.39-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 20.61-ft from the adjacent condominium unit (south).
      2. A 9-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 21-ft from an adjacent condominium unit (north).
      3. A 1-ft. rear yard setback variance from the required 30-ft. to construct unit 33, 29-ft from the rear property line
      4. A 1.5-ft. rear yard setback variance from the required 30-ft. to construct unit 34, 28.5-ft from the rear property line.
E. **AB-2021-16, MacLeish Building Inc., Vacant Property 2 Parcels North of unit 32 Burniah Ln., sidwell numbers 09-04-402-035 & 036**

The petitioner is seeking 3 variances from Zoning Ordinance #78

1. A 9-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 21-ft from an adjacent condominium unit (south).
2. A 10.26-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 19.74-ft from an adjacent condominium unit (north).
3. A .5-ft. rear yard setback variance from the required 30-ft. to construct unit 36, 29.5-ft. from the rear property line.

F. **AB-2021-17, MacLeish Building Inc., Vacant Property South of unit 39 Burniah Ln., sidwell numbers 09-04-402-037 & 038**

The petitioner is seeking 4 variances from Zoning Ordinance #78

1. A 10.26-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium (south).
2. An 8.66-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 21.34-ft from an adjacent condominium unit (north).
3. An 8.5-ft. rear yard setback variance from the required 30-ft. to construct unit 38, 21.5-ft. from the rear property line.
4. A .5-ft. rear yard setback variance from the required 30-ft. to construct unit 37, 29.5-ft. from the rear property line.

G. **AB-2021-18, MacLeish Building Inc., Vacant Property North of unit 40 Burniah Ln., sidwell numbers 09-04-402-041 & 042**

The petitioner is seeking 2 variances from Zoning Ordinance #78

1. A 2.5-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 27.5-ft from an adjacent condominium unit (south).
2. A 2.6-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 27.4-ft from an adjacent condominium unit (north).

H. **AB-2021-19, MacLeish Building Inc., Vacant Property North of unit 46 Burniah Ln., sidwell numbers 09-04-402-047 & 048**

The petitioner is seeking 4 variances from Zoning Ordinance #78

1. A 9.85-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 20.15-ft from an adjacent condominium unit (south).
2. An 8.35-ft. side yard setback variance from the required 30-ft. to construct a 2-unit condominium 21.65-ft from an adjacent condominium unit (north).
3. A 10-ft. rear yard setback variance from the required 30-ft. to construct unit 48, 20-ft. from the rear property line.
4. A 17.5-ft. rear yard setback variance from the required 30-ft. to construct unit 47, 12.5-ft. from the rear property line.
I. **AB-2021-20, Michael Schwarzenberger, 400 Gan Eden Dr., 09-02-226-013**

The petitioner is seeking 3 variances from Zoning Ordinance #78

Article VI, Section 6.04, Zoned R-1

1. A .6-ft side yard setback variance from the required 10-ft. for an existing detached shed to be 9.4-ft from the property line to the east.

2. A 3-ft. side yard setback variance from the required 10-ft. for an existing deck to be 7-ft. from the property line to the east.

Article XXVII, Section 27.02 (A)(8)

3. A 572-sq. ft. variance above the allowed 1,500-sq. ft. Maximum Floor Area of All Accessory Buildings to build a 1,730-sq. ft. attached garage and a 342-sq. ft. existing detached shed.

J. **AB-2021-21, Keith Aldridge, Yates Cider Mill, 2375 Joslyn Ct., 09-21-251-004**

The petitioner is seeking 2 variances from Zoning Ordinance #78 Zoned SP-1

Article XXI, Section 21.05

1. A 31.23-ft. rear yard setback variance from the required 40-ft. for a building to be 8.77-ft. from the rear property line (north).

2. A 7.82-ft. side yard setback variance from the required 20-ft. for a building to be 12.18-ft. from a side property line (east).

6. **PUBLIC COMMENTS**

7. **COMMUNICATIONS**
   
   A. Date Certain Memo

8. **COMMITTEE REPORTS**

10. **MEMBER COMMENTS**

11. **ADJOURNMENT**

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In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Township at least seventy-two hours in advance of the meeting when requesting accommodations.

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